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Alta. Exec. Council [Briefs]
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Presentation From Triune Holding Ltd. to the Provincial Cabinet. 1
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TRIUNE HOLDINGS LTD.

BOX 1973

SPRUCE GROVE, ALBERTA

ALBERTA PROVINCIAL LIBRARY
EDMONTON

The Office of The Premier,
Government of the Province of Alberta,
Legislative Buildings,
Edmonton, Alberta.

Dear Sir:

On August 28, 1972 Triune Holdings Ltd. made a presentation to the Council of the own of Spruce Grove. The presentation concerned Triune's purpose and proposals for achieving that purpose. The objective of the meeting was to negotiate a lease on land to be developed and made available for community use.

Because of previous commitments concerning the property in question, Council could not commit more than approximately two (2) acres for our purpose. At present we are considering this, and other parcels of land.

This letter is to inform the Provincial Cabinet of our activity, and our progress and to request assistance. The information we presented to Town Council helps to clarify our purpose. We have taken the liberty of enclosing that material:

i) The objects of Triune Holdings Ltd.

ii) Purpose for acquiring land.

iii) Copy of Site Plan.

iv) Floor plan of proposed development module, a multi-purpose community-cultural centre.

LIBRARY
VAULT 19

We are requesting help from the Province in the following ways:

a) Since we consider this and innovative project, financing through direct grants.

b) Other forms of financial aid eg. purchase of debentures, mortgage loans, etc.

c) Having the Province become a tennant in the complex, eliminating the need of a Provincial Building in Spruce Grove.

We propose a meeting of Provincial Government representatives and the Directors of Triune Holdings. Mr. Wm. Purdy, our M.L.A., knows our intention and has shown his personal interest. In addition to Mr. Purdy we would hope to meet with these others:

1.) The Honourable Mr. Dave Russell,
Minister of Municipal Affairs

2.) The Honourable Mr. Horst Schmidt,
Minister of Culture, Youth and Recreation.

3.) The Honourable Mr. Hugh Horner,
Minister of Agriculture.

We will also invite local community leaders who have shown their interest and support.

Dates suggested for this meeting are Sept.20 or 27. We would appreciate meeting you in the evening since most of our directors are employed during the day. We have made tentative arrangements for the use of the Towns' Council Chamber as a location for our proposed meeting with you.

Yours truly,

Mrs. Lois Morrison

(Mrs.) Lois Morrison
Secretary,
Triune Holdings Ltd.

/bm

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PRESENTATION FROM TRIUNE HOLDINGS LTD. TO THE TOWN COUNCIL OF SPRUCE GROVE:

1. Definition of Triune Holdings Ltd., and its purpose
2. Request to Lease Property from the Town of Spruce Grove
3. Proposed use of the property
4. Financial arrangements
5. Advantages of this proposal

1. TRIUNE HOLDINGS LTD.

This is a Non-Profit company set up under the auspices of the United Church of Canada, The Anglican Church of Canada and the Roman Catholic Church together with interested citizens of the Town of Spruce Grove for the purpose of encouraging and providing facilities for the RELIGIOUS, RECREATIONAL, SOCIAL, CULTURAL AND CIVIC betterment of the residence of the Town of Spruce Grove. (Objectives of the company attached)

2. REQUEST LEASE OF TOWN COUNCIL

To facilitate these objectives, the Company wishes to negotiate a lease with the Town of Spruce Grove for the nine (9) acres of Lot two (2) bound on the south by Fifth Ave., and on the West by King St.

3. PROPOSED USE OF THE PROPERTY

It is proposed that this property be developed on a non-profit basis as a Civic, Cultural, Recreational, Religious and Social Centre for the town of Spruce Grove. It could contain such facilities as: Churches, Town Offices, Arena, Swimming Pool, Curling Rink, Senior Citizens Residence, Day Care, Play School, Federal and Provincial Agencies, Office Complex, Etc., Etc.

4. FINANCIAL ARRANGEMENT

We make the following financial propositions:

a) Triune Holdings Ltd. will pay the town of Spruce Grove $100,000.00 for servicing the area.

b) Triune Holdings will lease the whole property (nine acres) at a rate favorable to the town and to Triune Holdings (possible suggested figure [illegible] per acre per year)

c) Period of lease to be fifty (50) years.

d) Conditions of the lease to be sufficiently flexible so as to allow the town to provide for those needs of the community in the areas suggested in the proposal of the area (e.g. arena, swimming pool, etc.) and also giving Triune similar freedom in sub-leasing on a non-profit basis to such groups of interested citizens wishing to provide similar services on a non-profit basis.

e) For those portions of the lot used by other organizations of the Town for community purposes, Triune will be re-embursed for that portion of the servicing costs which is represented by the percentage of the area used by the other agency, which re-embursement is to be made by the agency using the property (e.g. curling club, arena, senior citizens, etc.)

f) That whatever portion of the property which is returned to the Town for its purposes, that the cost of the lease be reduced accordingly or proportionalately.

g) That the financial remuneration for the lease, be reviewed on a regular basis (about every ten years) and that adjustments made according to a schedule arranged at the time of the signing of the lease.

5. ADVANTAGES TO THE COMMUNITY

It is felt by Triune Holdings Ltd. that these proposals will achieve the following:

a) assure the community of having adequate central area for use in the community

b) provide the Council of the Town of Spruce Grove with the funds necessary to provide the necessary services for that area

c) satisfy Triune that the portion of the servicing which will not be directly its responsibility will be returned to it at some future indefinite date.

d) demonstrate the forsightedness of the Town Council and Citizens Groups of the area in porviding on a long range planning basis, for the cultural, civic, religious, recreation and social needs of the community.

Triune Holdings Ltd., wishes to demonstrate its willingness to do whatever is within its power to provide for the wellbeing of the community. THAT IS THE SOLE PURPOSE OF ITS EXISTENCE.

MEMORANDUM OF ASSOCIATION

of

TRIUNE HOLDINGS LTD.

The name of the Company is "Triune Holdings Ltd.".

The objects for which the Company is established are as follows:

(a) Charitable works including the teaching of religious instruction, missions, orphanage schools, rest homes for the aged and disabled, assistance and instruction to the underprivileged and needy.

(b) Education and moral training to children, young adults and adults, and to provide facilities for such instruction.

(c) Religious instruction to those of the Roman Catholic, Church of England and United Church faith, and such other faiths as the Board of Directors approve, and the providing of facilities for such instruction and worship.

(d) To erect, construct, equip and maintain buildings and other erections for the proper carrying on of the objects herein and other charitable works and to do all other matters and things necessary for the carrying out of the objects herein and for the advancement of charity and benevolance generally.

(e) To acquire by gift, devise, bequest, transfer, purchase or otherwise for the benefit of the Company any land or real or personal estate and the same or any partthereof and from time to time dispose of by sale, transfer or mortgage, lease, exchange or otherwise and with the proceeds therefrom acquire other lands, tenements, hereditaments, and other property, real or personal, or invest the same in any security whatsoever for the use of the Company.

(f) To acquir real property, construct and erect and operate such building or buildings for the furtherence of the objects of the Company generally.

MEMORANDUM OF ASSOCIATION

of

THINGS NOT BORING LTD.

The name of the Company is "Things Not Boring Ltd."

The objects for which the Company is established are as follows:

(a) Children's work including the technology of teaching, education, training, organizing clubs, must have a firm foundation and direction, assistance and instruction to the underprivileged and needy.

(b) Education and moral training of children, young adults and adults, and to provide facilities for recreation.

(c) Religious instruction of those of Christian Canadian Church of Canada and United Church Faith, and such other religious institutions approved, and the providing of facilities for recreation and education.

(d) To erect, construct, equip and maintain buildings and other structures for the proper carrying out of the objects herein and to do all other things necessary for the carrying out of the objects herein and for the advancement of charity and benevolence generally.

(e) To acquire by gift, devise, bequest, purchase, or otherwise for the benefit of the Company any land or real or personal estate and the same or any particular and from time to time dispose of by sale, transfer or mortgage, lease, exchange or otherwise and with the proceeds therefrom acquire other lands, tenements, hereditaments, and other property, real or personal, or invest the same in any security whatsoever for the use of the Company.

(f) To acquire real property, construct and erect and operate such buildings or buildings for the furtherance of the objects of the Company generally.

(g) To equip, operate and maintain such buildings as may contribut to the objects of the Company and to operate such undertakings as may provide funds for the furtherence of the within objects.

(h) To do all matters and things necessary for the carrying out of the objects herein and for the advancement of charity and benevolance generally.

3. The liability of the members is limited.

4. The income and property of the Company, wheresoever derived, shall be appoied soley toward the promotion of the objects of the Company, and no portion thereof shall be paid or transferred or be available, directly or indirectly by way of dividend, bonus or otherwise, however, for the benefit of any member or members of the Company. Provided that nothing therein shall prevent the payment of reasonable remuneration to any employee of the Company, for any services actually rendered to the Company.

5. Every member of the Company undertakes to contribute to the assets of the Company in the event of its being wound up while he is a member or within one year afterwards for payment of the debts and liabilities of the Company contracted before he ceases ti be a member and the cost, charges and expenses of winding up and for the adjust ent of the rights of the contributories among themselves such amount as may be required not exceeding One ($1.00) Dollar.

WE, the several persons whose names and addresses are subscribed below, are desirous of being formed into a Company in pursuance of this memorandum of Association.

_____

_____

_____

_____

_____

FORM OF PRESENTATION TO TOWN COUNCIL

TRIUNE PROJECT: A Community/Church Facility

FIRST STAGE:

1. RENTAL SPACE	- Town Offices	3250 sq. ft. NET.
	- Library	1150 sq. ft. NET.
	- Office Rental	3500 sq. ft. NET.
	- Chapel	1300 sq. ft. NET.
	- Triune & Church Offices	900 sq. ft. NET.
	- Multi Use Space	3900 sq. ft. NET.
	- Playschool/Sunday School	2750 sq. ft. NET.
	- Meeting Room	600 sq. ft. NET.
	- Storage	750 sq. ft. NET.
Projected Minimum Gross Revenue		$63,700.00 / year

(Revenue Underwritten by Churches - $33,300.00)

2. OPERATING EXPENSES	- Taxes	
	- Insurances	
	- Maintenance & Repair	
	- Heat	
	- Power	
	- Water	
	- Management	
Operating Expenses		$19,000.00 / year
3. NET REVENUE		$44,700.00 / year
4. CAPITAL COSTS	- Building	
	- Fees	
	- Misc. Charges	
	- Interim Financing	
	- Servicing	
Total Capital Costs		$500,000.00
5. FINANCING	- EQUITY (Incl. Grants, Floating Interest, Debentures)	$100,000.00
	- Fixed Interest Debentures	$100,000.00
	- Mortgage	$303,000.00
6. FINANCING COSTS	- Debentures	$ 8,000.00
	- Mortgage	$ 29,500.00
Total Capital Financing Costs		$ 37,500.00
7. Max. funds available for land lease of		$7,200.00 All 9 acres)

TOWN OF SPRUCE GROVE
Office of the Secretary-Treasurer
Box 130 Phone 899-3515 Spruce Grove, Alberta

September 6, 1972

Triune Holdings Limited,
P.O. Box 1972
Spruce Grove, Alberta.

Attention: Mrs. L. Morrison, Secretary

Dear Madam:

Under Motion No. 72-985 Council for the Town of Spruce Grove wishes acknowledge "Triune Holdings Limited" excellent proposal for a development on Lot 2, Plan No. 6328 R.S.

Council regretfully advises that due to committments already made for the sale of the aforementioned property it would not be possible at this time to entertain any firm resolution on "Triune's" proposed development as presented to Council. Council would be prepared to receive from "Triune" a proposal on the use of the two (2) acres of Town owned land for development of a Tri-denominational Church and Cultural Centre.

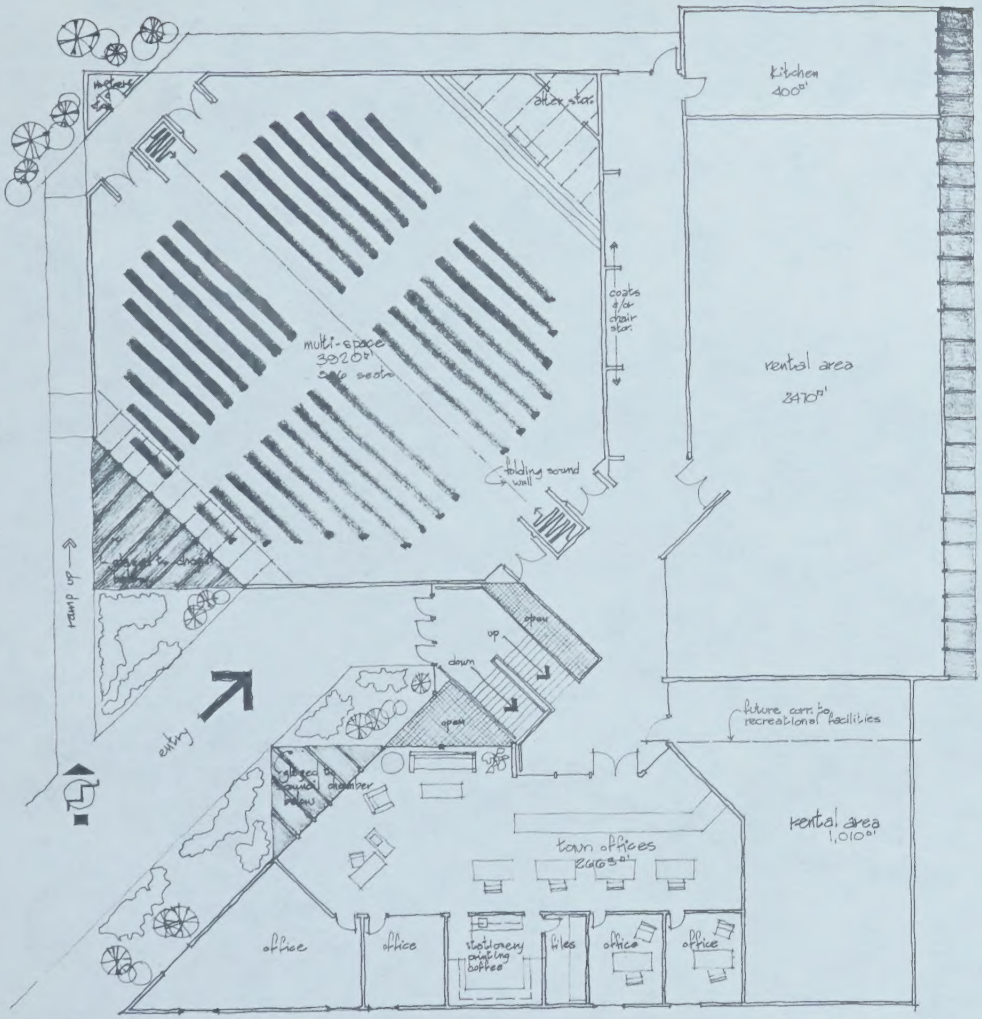
Yours very truly,

S.E. Magee,
Town Manager

SEM

Copy
Recd.
Sept. 7/72.

Copy



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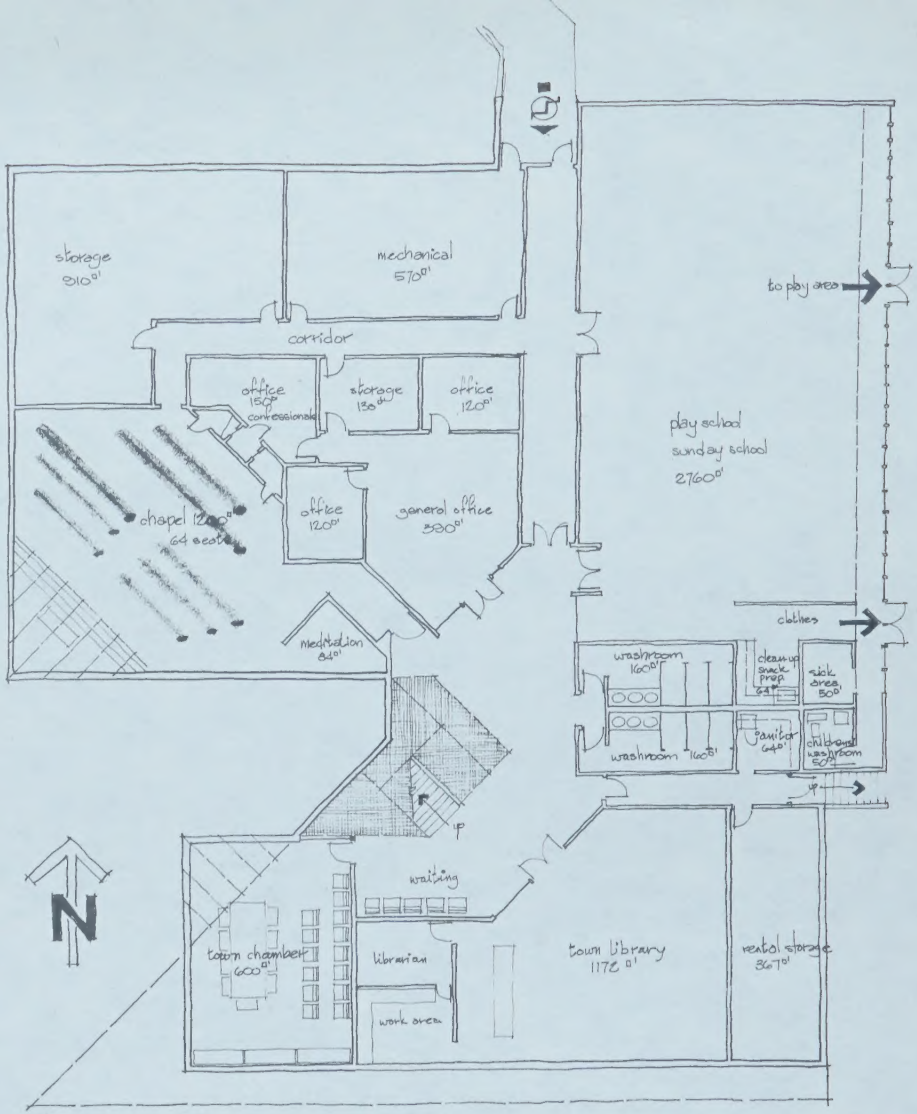

LOWER FLOOR

CHURCH/COMMUNITY FACILITIES FOR TRIUNE HOLDINGS LTD.

SPRUCE GROVE, ALTA.
EDMONTON, ALTA.

THORKELSSON/ARCHITECT

MAY 1972

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